

129.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / 1,414,400

USE VALUE:

/ 1,414,400

ASSESSED:

/ 1,414,400



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
46		JASON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BROWN ELLEN JESSICA	
Owner 2:	
Owner 3:	

Street 1: 46 JASON ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER
Owner 1: KUHN NATHANIEL & JESSICA -
Owner 2: -
Street 1: 46 JASON ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 11,388 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Clapboard Exterior and 4457 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 12 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 11388 Sq. Ft. Site 0 90. 0.67 10
685,477 685,500

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11388.000	725,300	3,600	685,500	1,414,400		83812
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

Total Card	0.261	725,300	3,600	685,500	1,414,400	Entered Lot Size
Total Parcel	0.261	725,300	3,600	685,500	1,414,400	Total Land:

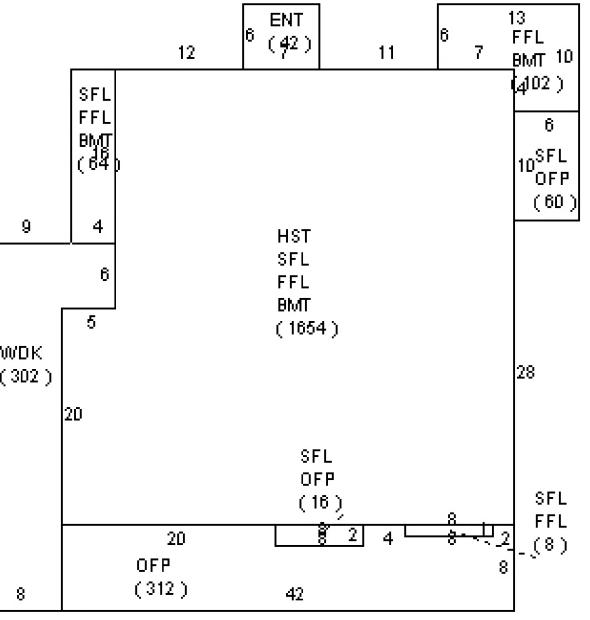
Source: Market Adj Cost	Total Value per SQ unit /Card:	317.34	/Parcel: 317.3	Land Unit Type:
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PREVIOUS ASSESSMENT								Parcel ID	129.0-0002-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	725,200	3600	11,388.	685,500	1,414,300	1,414,300	Year End Roll	12/18/2019
2019	101	FV	573,900	3600	11,388.	723,600	1,301,100	1,301,100	Year End Roll	1/3/2019
2018	101	FV	572,600	3600	11,388.	533,100	1,109,300	1,109,300	Year End Roll	12/20/2017
2017	101	FV	572,600	3600	11,388.	510,300	1,086,500	1,086,500	Year End Roll	1/3/2017
2016	101	FV	572,600	3600	11,388.	472,200	1,048,400	1,048,400	Year End	1/4/2016
2015	101	FV	540,600	3600	11,388.	396,100	940,300	940,300	Year End Roll	12/11/2014
2014	101	FV	540,600	3600	11,388.	386,900	931,100	931,100	Year End Roll	12/16/2013
2013	101	FV	540,600	3600	11,388.	368,600	912,800	912,800		12/13/2012

SALES INFORMATION	TAX DISTRICT	Parcel ID	129.0-0002-0013.0		PAT ACCT.
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
KUHN NATHANIEL	40996-374		9/24/2003	Family	1 No No
GREENE DOROTHY	21859-257		3/20/1992		325,000 No No Y

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
11/16/2001 850 Re-Roof 13,000 C	5/15/2018 Inspected CC Chris C
8/6/1999 499 Addition 8,000	11/10/2017 MEAS&NOTICE HS Hanne S
	2/10/2009 Meas/Inspect 336 PATRIOT
	11/1/1999 Meas/Inspect 256 PATRIOT
	7/23/1992 KT

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																																																																																															
Type: 15 - Old Style	1	Rating: Average		Full Bath: 1	Rating: Average			BK: 5850 PG: 323 SINK IN BSMT.																																																																																																																																																																																			
Sty Ht: 2H - 2 & 1/2 Sty				A Bath: 1	Rating:																																																																																																																																																																																						
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Average																																																																																																																																																																																						
Foundation: 3 - BrickorStone				A 3QBth: 1	Rating:																																																																																																																																																																																						
Frame: 1 - Wood				1/2 Bath: 2	Rating: Average																																																																																																																																																																																						
Prime Wall: 2 - Clapboard				A HBth: 1	Rating:																																																																																																																																																																																						
Sec Wall: 1	%			OthrFix: 1	Rating: Fair																																																																																																																																																																																						
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																																																																																																																																																																																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																																																																																																																																																																																						
Color: PURPLE				A Kits: 1	Rating:																																																																																																																																																																																						
View / Desir:				Fpl: 2	Rating: Average																																																																																																																																																																																						
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																																																																																																																																																																																						
Grade: B+ - Good (+)				<b>CONDOS INFORMATION</b>																																																																																																																																																																																							
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Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Exterior:		No Unit	RMS	BRS	FL																																																																																																																																																																														
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	12	8																																																																																																																																																																															
Sec Int Wall: 1	%			Economic:		%		Additions: 1999																																																																																																																																																																																			
Partition: T - Typical				Special:		%		Kitchen:																																																																																																																																																																																			
Prim Floors: 3 - Hardwood				Override:		%		Baths:																																																																																																																																																																																			
Sec Floors: 4 - Carpet	10%			Total:	31	%		Plumbing:																																																																																																																																																																																			
Bsmnt Flr: 12 - Concrete								Electric:																																																																																																																																																																																			
Subfloor:								Heating:																																																																																																																																																																																			
Bsmnt Gar:								General:																																																																																																																																																																																			
Electric: 3 - Typical																																																																																																																																																																																											
Insulation: 2 - Typical																																																																																																																																																																																											
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Heat Fuel: 2 - Gas																																																																																																																																																																																											
Heat Type: 3 - Forced H/W																																																																																																																																																																																											
# Heat Sys: 1																																																																																																																																																																																											
% Heated: 100		% AC:																																																																																																																																																																																									
Solar HW: NO		Central Vac: NO																																																																																																																																																																																									
% Com Wall		% Sprinkled:																																																																																																																																																																																									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																																																																																																																																																																															
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3	Garage	D	Y	1	18X20	F	FR	1930		19.75	T	50	101			3,600		3,600																																																																																																																																																																									
More: N				Total Yard Items: 3,600				Total Special Features:				Total: 3,600																																																																																																																																																																															
 <p><b>RESIDENTIAL GRID</b></p> <p>1st Res Grid Desc: Line 1 # Units: 1</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RMs: 12 BRs: 8 Baths: 1 HB: 2</p> <p><b>REMODELING</b></p> <p><b>RES BREAKDOWN</b></p> <table border="1"> <tr> <td>Exterior:</td> <td></td> <td>No Unit</td> <td>RMS</td> <td>BRS</td> <td>FL</td> </tr> <tr> <td>Interior:</td> <td></td> <td>1</td> <td>12</td> <td>8</td> <td></td> </tr> <tr> <td>Additions: 1999</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Kitchen: </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Baths: </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plumbing: </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Electric: </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heating: </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>General: </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Totals</b></td> <td></td> <td>1</td> <td>12</td> <td>8</td> <td></td> </tr> </table> <p><b>SUB AREA</b></p> <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td> <td>First Floor</td> <td>1,828</td> <td>116.150</td> <td>212,323</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BMT</td> <td>Basement</td> <td>1,820</td> <td>34.850</td> <td>63,418</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SFL</td> <td>Second Floor</td> <td>1,802</td> <td>116.150</td> <td>209,303</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>HST</td> <td>Half Story</td> <td>827</td> <td>116.150</td> <td>96,056</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OPF</td> <td>Open Porch</td> <td>388</td> <td>20.940</td> <td>8,124</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WDK</td> <td>Deck</td> <td>302</td> <td>9.390</td> <td>2,837</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ENT</td> <td>ENTRY</td> <td>42</td> <td>26.630</td> <td>1,119</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Net Sketched Area: 7,009</td> <td></td> <td>Total: 593,180</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Size Ad</td> <td>4457</td> <td>Gross Are</td> <td>7836</td> <td>FinArea</td> <td>4457</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>SUB AREA DETAIL</b></p> <p><b>IMAGE</b></p> <p><b>AssessPro Patriot Properties, Inc</b></p> 																		Exterior:		No Unit	RMS	BRS	FL	Interior:		1	12	8		Additions: 1999						Kitchen:						Baths:						Plumbing:						Electric:						Heating:						General:						<b>Totals</b>		1	12	8		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	1,828	116.150	212,323							BMT	Basement	1,820	34.850	63,418							SFL	Second Floor	1,802	116.150	209,303							HST	Half Story	827	116.150	96,056							OPF	Open Porch	388	20.940	8,124							WDK	Deck	302	9.390	2,837							ENT	ENTRY	42	26.630	1,119								Net Sketched Area: 7,009		Total: 593,180								Size Ad	4457	Gross Are	7836	FinArea	4457					
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